

EXHIBIT A

CITY OF DETROIT  
BROWNFIELD REDEVELOPMENT AUTHORITY

BROWNFIELD PLAN FOR THE  
3200 TYLER AVENUE  
REDEVELOPMENT PROJECT

Prepared by:

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March 7, 2023

**CITY OF DETROIT  
BROWNFIELD REDEVELOPMENT AUTHORITY  
BROWNFIELD PLAN**

TABLE OF CONTENTS

I.	INTRODUCTION	I-1
II.	GENERAL PROVISIONS	
	A. Description of Eligible Property	II-2
	B. Basis of Eligibility	II-3
	C. Summary of Eligible Activities	II-4
	D. Estimate of Captured Taxable Value and Tax Increment Revenues, Impact of Tax Increment Financing on Taxing Jurisdictions	II-5
	E. Plan of Financing; Maximum Amount Of Indebtedness	II-6
	F. Duration of Plan	II-7
	G. Effective Date of Inclusion	II-7
	H. Displacement/Relocation of Individuals On Eligible Property	II-7
	I. Local Brownfield Revolving Fund (LBRF)	II-8
	J. Brownfield Redevelopment Fund	II-8
	K. Developer’s Obligations, Representations and Warrants	II-8
III.	ATTACHMENTS	
	A. Site Map	A-11
	B. Legal Description(s)	B-12
	C. Project Description	C-13
	D. Supportive Letters	D-14

E. Estimated Cost of Eligible Activities	E-15
F. TIF Tables	F-16
G. BSE&E Acknowledgement and Other Environmental Documents	G-17
H. Incentive Information Chart	H-18
I. Eligibility Documentation	I-19

## **I. INTRODUCTION**

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In order to promote the revitalization of environmentally distressed and blighted areas within the boundaries of the City of Detroit, Michigan (the “City”), the City has established the City of Detroit Brownfield Redevelopment Authority (the “DBRA”) pursuant to Michigan Public Act 381 of 1996, as amended (“Act 381”).

The primary purpose of this Brownfield Plan (“Plan”) is to promote the redevelopment of and private investment in certain “brownfield” properties within the City. Inclusion of property within this Plan will facilitate financing of environmental response and other eligible activities at eligible properties and will also provide tax incentives to eligible taxpayers willing to invest in revitalization of eligible sites, commonly referred to as “brownfields.” By facilitating redevelopment of brownfield properties, this Plan is intended to promote economic growth for the benefit of the residents of the City and all taxing units located within and benefited by the DBRA.

This Plan is intended to apply to the eligible property identified in this Plan and, if tax increment revenues are proposed to be captured from that eligible property, to identify and authorize the eligible activities to be funded by such tax increment revenues.

This Plan is intended to be a living document, which may be modified or amended in accordance with the requirements of Act 381, as necessary to achieve the purposes of Act 381. A subsequent change to the identification or designation of developer after the approval of this Plan by the governing body (as defined in Act 381) shall not necessitate an amendment to this Plan, affect the application of this Plan to the eligible property or impair the rights available to the DBRA under this Plan. The applicable sections of Act 381 are noted throughout the Plan for reference purposes.

This Plan describes the project to be completed (see Attachment C) and contains all of the information required by Section 13(2) of Act 381.

## II. GENERAL PROVISIONS

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### **A. Description of the Eligible Property (Section 13 (2)(h)) and the Project**

The property comprising the eligible property consists of one parcel. 3200 Tyler Avenue is functionally obsolete. The parcel and all tangible personal property located thereon will comprise the eligible property and is collectively referred to herein as the “Property.”

Attachment A includes a site map of the Property. The Property is located one block east of the Russell Woods/Narden Park Neighborhood. The Property is 0.177 acres of land that includes one (1) 9,488-square-foot, 15-unit, multi-family, apartment building. The Property is zoned R2 – two-family residential district and is located in an area of Detroit that is characterized by residential properties to the north, south, and east.

The property can be accessed from Tyler Avenue to the south, and a public alley to the north. The building, commonly known as the Webster Arms Apartment, was constructed in 1928 and consists of a two-story multi-family residential building with a daylight basement. It appears to have been occupied between 1928-2000.

Parcel information is outlined below.

Address	3200 Tyler Avenue / Street
Parcel ID	12004342
Owner	Marigold Houses, LLC
Legal Description	N TYLER 84-85 WARK-GILBERT COS SECURITY SUB L38 P60 PLATS, W C R 12/273 70 X 110

Marigold Houses, LLC is the project developer (“Developer”). The project contemplated at the Property consists of the renovation of the abandoned and vacant 15-unit multifamily apartment building into an approximately 15-unit modern apartment building with retained elements of the original historic charm.

The building will be converted into a 100% electric green building. Green Heat Pump Heating and Cooling (i.e. 4 times more efficient than older electric heating and cooling systems, designed to meet our climate reduction goals) will be installed in every unit. In addition, inefficient gas boilers will be replaced with electric hot water heaters; allowing the building to be 100% electric and taking advantage of the increase in renewable energy on the electric grid.

The Developer’s model for this project and other future developments is to provide a safe, energy efficient, and economically viable product to the residents in the City of Detroit. This will include, but not be limited to, utilizing other green assets (such as sustainable

stormwater management practices), reducing the current impact of stormwater to public utilities, and providing affordable housing options so that Detroiters can afford to live *and* work in the City. The Property will include green focused amenities (ex. disconnecting the current roof drains from the public storm/sewer infrastructure and creating bioswales and other green storm water mitigation practices), which will add sustainable design and environmental elements not seen in a typical neighborhood rehab, and the project anticipates marketing and renting the units to prospective tenants whose annual incomes do not exceed 55-60% of the Detroit Metropolitan Statistical Area median income.

It is currently anticipated that construction will begin in the summer of 2023 and eligible activities will be completed within 18 months thereafter. The project description provided herein is a summary of the proposed development at the Property at the time of the adoption of the Plan. The actual development may vary from the project description provided herein (including, without limitation, any references to square footage or number of units), without necessitating an amendment to this Plan, so long as such variations are not material and/or arise as a result of changes in market and/or financing conditions affecting the project and/or are related to the addition or immaterial removal of amenities to the project. Any material changes, as determined by DBRA in its sole discretion, to the project description are subject to the approval of the DBRA staff and shall be consistent with the overall nature of the proposed development, its proposed public purpose, and the purposes of Act 381.

Attachment C provides a detailed description of the project to be completed at the Property (the “Project”) and Attachment D includes letters of support for the Project.

**B. Basis of Eligibility (Section 13 (2)(h) and Section 2 (p))**

The Property is considered “eligible property” as defined by Act 381, Section 2 because (a) the Property was previously utilized multi-family residential purpose; (b) it is located within the City of Detroit, a qualified local governmental unit under Act 381; and (c) the Property is determined to be functionally obsolete and blighted, as defined by Act 381.

The building’s deterioration has left it dangerous and unable to be used to adequately perform the function for which it was intended due to a substantial loss in value. A letter from the City of Detroit Assessor (i.e. level 3 or level 4 assessor) certifying that the Property is functionally obsolete is attached as Attachment I. Further description of its eligibility is outlined below:

***Functionally Obsolete***

- The current configurations do not meet market demand for its future *residential* use.
- HVAC, Mechanical and electrical systems must be replaced.
- Interior finishes have been stripped.
- Life safety systems (smoke detectors, fire alarm systems, exit signs and fire sprinklers) must be installed.
- A new security system must be installed.

- The windows must be rehabilitated or replaced.
- The entire roof must be replaced.

**C. Summary of Eligible Activities and Description of Costs (Section 13 (2)(a),(b))**

The “eligible activities” that are intended to be carried out at the Property pursuant to this Plan are considered “eligible activities” as defined by Section 2 of Act 381, because they include a Phase I Environmental Site Assessment (“ESA”), hazardous building materials survey, civil and structural engineering studies, interior demolition and lead and asbestos abatement, site preparation, public infrastructure improvements, and the development, preparation and implementation of a brownfield plan and/or work plan.

A summary of the eligible activities and the estimated cost of each eligible activity intended to be reimbursed with tax increment revenues generated and captured from the Property are shown in the table attached hereto as Attachment E. The eligible activities described in Attachment E are not exhaustive. Subject to the approval of DBRA staff in writing, additional eligible activities may be carried out at the Property, without requiring an amendment to this Plan, so long as such eligible activities are permitted by Act 381 and the cost of such eligible activities do not exceed the total costs stated in Attachment E.

Unless otherwise agreed to in writing by the DBRA, all eligible activities shall commence within eighteen (18) months after the date the governing body approves this Plan and be completed within three (3) years after execution of the Reimbursement Agreement (as that term is defined below). Any long-term monitoring or operation and maintenance activities or obligations that may be required will be performed in compliance with the terms of this Plan and any documents prepared pursuant to this Plan.

The Developer desires to be reimbursed for the costs of eligible activities as described below. Some eligible activities may commence prior to the adoption of this Plan and, to the extent permitted by Act 381, the costs of such eligible activities shall be reimbursable pursuant to the Reimbursement Agreement. To the extent permitted by Act 381, tax increment revenue generated by the Property will be captured by the DBRA and used to reimburse the cost of the eligible activities completed on the Property pursuant to the terms of a Reimbursement Agreement to be executed by the DBRA and the Developer after approval of this Plan (the “Reimbursement Agreement”). In the event this Plan contemplates the capture of tax increment revenue derived from “taxes levied for school operating purposes” (as defined by Section 2(vv) of Act 381 and hereinafter referred to as “School Taxes”), the Developer acknowledges and agrees that DBRA’s obligation to reimburse the Developer for the cost of eligible activities with tax increment revenue derived from Local Taxes, or Specific Taxes that are considered Local Taxes, (as these capitalized terms are defined by Act 381) is contingent upon: (i) the Developer receiving at least the initial applicable work plan approvals by the Michigan Strategic Fund (“MSF”) and the Michigan Department of Environment, Great Lakes, and Energy (“EGLE”) as may be required pursuant to Act 381, within 270 days after this Plan is approved by the governing body; or (ii) the Developer providing the DBRA with evidence, satisfactory to

DBRA, that the Developer has the financial means to complete the Project without the capture of, and subsequent reimbursement with, the contemplated School Taxes.

The costs listed in Attachment E are estimated costs and may increase or decrease depending on the nature and extent of any environmental contamination and other unknown conditions encountered on the Property. The actual cost of those eligible activities encompassed by this Plan that will qualify for reimbursement from tax increment revenues generated from the Property and captured by the DBRA shall be governed by the terms of the Reimbursement Agreement. No costs of eligible activities will be qualified for reimbursement except to the extent permitted in accordance with the terms and conditions of the Reimbursement Agreement and Act 381. The Reimbursement Agreement and this Plan will dictate the total cost of eligible activities subject to payment or reimbursement, provided that the total cost of eligible activities subject to payment or reimbursement under the Reimbursement Agreement shall not exceed the estimated costs set forth in Attachment E. As long as the total aggregate costs are not exceeded, line-item costs of eligible activities may be adjusted after the date this Plan is approved by the governing body, to the extent the adjustments do not violate the terms of the approved EGLE or MSF work plan.

**D. Estimate of Captured Taxable Value and Tax Increment Revenues (Section 13(2)(c)); Beginning Date of Capture of Tax Increment Revenues (Section 13(2)(f)); Impact of Tax Increment Financing on Taxing Jurisdictions (Section 13(2)(g))**

This Plan anticipates the capture of tax increment revenues to reimburse the Developer for the costs of eligible activities under this Plan in accordance with the Reimbursement Agreement. Subject to Section 13(b)(16) of Act 381, a table of estimated tax increment revenues to be captured pursuant to this Plan is attached as Attachment F. The figures included in Attachment F are estimates and are subject to change depending on actual assessed values and changes to annual millage rates.

Tax increments are projected to be captured and applied to (i) the reimbursement of eligible activity costs and payment of DBRA administrative and operating expenses, (ii) make deposits into the State Brownfield Redevelopment Fund (SBRF) as follows:

	<b><u>Total</u></b>				
	<b><u>Reimburseme</u></b>	<b><u>Admin.</u></b>	<b><u>LBRF*</u></b>	<b><u>SBRF</u></b>	<b><u>Total</u></b>
	<b><u>nts Costs</u></b>	<b><u>Costs</u></b>			
School Operating Tax	\$132,636			\$0.00	\$132,636
State Education Tax	\$23,347			\$24,037	\$46,022
County (combined)	\$60,491	\$17,585		\$0.00	\$78,076
HCMA	\$1,611	\$468		\$0.00	\$2,079
City of Detroit	\$155,275	\$45,140		\$0.00	\$200,415
RESA	\$ 42,239	\$12,279		\$0.00	\$54,518
WCCC	\$ 25,060	\$7,285		\$0.00	\$32,345
Library	\$ 36,038	\$10,477		\$0.00	\$45,515



<b>TOTALS</b>	<b><u>\$476,698.00</u></b>	<b><u>\$93,235</u></b>	<b><u>\$0</u></b>	<b><u>\$24,037</u></b>	<b><u>\$593,970</u></b>
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\*No deposits to the DBRA’s Local Brownfield Revolving Fund (LBRF) are anticipated with this Plan; however, following reimbursement of eligible activities contemplated by this Plan, deposits to the LBRF may occur in years 30-35, as appropriate.

In addition, the following taxes are projected to be generated but shall not be captured during the life of this Plan:

City Debt	\$ 59,519
School Debt	\$ 85,971
DIA	\$1,313
Zoo	\$656
<b>Total</b>	<b><u>\$147,460</u></b>

In no event shall the duration of this Plan exceed thirty-five (35) years following the date of the governing body’s resolution approving this Plan, nor shall the duration of the tax capture exceed the lesser of the period authorized under subsection (5) of Section 13 of Act 381 or 30 years. Further, in no event shall the beginning date of the capture of tax increment revenues be later than five (5) years after the date of the governing body’s resolution approving this Plan or such other date authorized by Act 381. The beginning date of the capture of tax increment revenues is anticipated to be the 2024 tax year (commencing with the [Winter/Summer] 2024 property taxes) with the base tax year being 2022.

**E. Plan of Financing (Section 13(2)(d)); Maximum Amount of Indebtedness (Section 13(2)(e))**

The eligible activities are to be financed solely by the Developer. The DBRA will reimburse the Developer for the cost of approved eligible activities, but only from tax increment revenues generated and captured from the Property. No advances have been or shall be made by the City or the DBRA for the costs of eligible activities under this Plan.

All reimbursements authorized under this Plan shall be governed by the Reimbursement Agreement. The inclusion of eligible activities and estimates of costs to be reimbursed in this Plan are intended to authorize the DBRA to fund such reimbursements and does not obligate the DBRA or the City to fund any reimbursement or to enter into the Reimbursement Agreement providing for the reimbursement of any costs for which tax increment revenues may be captured under this Plan, or which are permitted to be reimbursed under this Plan. The amount and source of any tax increment revenues that will be used for purposes authorized by this Plan, and the terms and conditions for such

use and upon any reimbursement of the expenses permitted by this Plan, will be provided solely under the Reimbursement Agreement contemplated by this Plan.

If agreed upon by the Developer and the DBRA, and so long as the applicable agency/department of the State of Michigan approves an Act 381 including this Plan, the DBRA may incur a note or bonded indebtedness to finance the purposes of this Plan; provided that any such note or bonded indebtedness contemplated by this section shall be (i) subject to approval by the DBRA Board of Directors and other approvals required in accordance and compliance with Act 381 and applicable law; (ii) non-recourse to the DBRA; and (iii) in an amount not to exceed the maximum amount of tax increment revenues authorized for capture.

The Developer further anticipates approval of a tax abatement under the Obsolete Property Rehabilitation Act, P.A. 146 of 2000, as amended (the "OPRA"). If the OPRA is approved, this tax abatement will reduce the property tax obligations of the Property for the period applicable under the approved abatement certificate, thereby reducing the amount of tax increment revenues available under this Plan. Assumption of this reduction is included in the tax capture projections provided with this Plan.

Notwithstanding the tax capture projections described in Attachment F, the DBRA shall be permitted to capture tax increment revenue derived from Local Taxes, or Specific Taxes that are considered Local Taxes, during the abatement period.

Reimbursements under the Reimbursement Agreement shall not exceed the cost of Eligible Activities permitted under this Plan. Furthermore, the Developer acknowledges and agrees that any eligible activities funded by a grant or loan that is forgiven, or for which the Developer receives a credit for, shall be ineligible for reimbursement under this Plan and shall not be included in any reimbursement requests to DBRA by or on behalf of the Developer. However, any loans that the Developer is required to unconditionally repay shall be eligible for reimbursement under the Plan, subject to the Reimbursement Agreement.

#### **F. Duration of Plan (Section 13(2)(f))**

Subject to Section 13b(16) of Act 381, the beginning date and duration of capture of tax increment revenues for the Property shall occur in accordance with the tax increment financing (TIF) table in Attachment F. In no event, however, shall this Plan extend beyond the maximum term allowed by Section 13(b)(16) of Act 381 for the duration of this Plan.

Furthermore, this Plan, or any subsequent amendment thereto, may be abolished or terminated in accordance with Section 14(8) of Act 381 in the event of any of the following:

- a. The governing body may abolish this Plan (or any subsequent amendment thereto) when it finds that the purposes for which this Plan was established have been accomplished.

b. The governing body may terminate this Plan (or any subsequent amendment thereto) if the project for which eligible activities were identified in this Plan (or any subsequent amendment thereto) fails to occur with respect to the eligible property for at least two (2) years following the date of the governing body resolution approving this Plan (or any subsequent amendment thereto), provided that the governing body first does both of the following: (i) gives 30 days' written notice to the Developer at its last known address by certified mail or other method that documents proof of delivery attempted; and (ii) provides the Developer with an opportunity to be heard at a public meeting.

Notwithstanding anything in this subsection to the contrary, this Plan (or any subsequent amendment thereto) shall not be abolished or terminated until the principal and interest on bonds, if any, issued under Section 17 of Act 381 and all other obligations to which the tax increment revenues are pledged have been paid or funds sufficient to make the payment have been identified or segregated.

**G. Effective Date of Inclusion in Brownfield Plan**

The Property will become a part of this Plan on the date this Plan is approved by the governing body.

**H. Displacement/Relocation of Individuals on Eligible Property (Section 13(2)(i-l))**

There are no persons or businesses residing on the Property and no occupied residences or businesses will be acquired or cleared, therefore there will be no displacement or relocation of persons or businesses under this Plan.

**I. Local Brownfield Revolving Fund ("LBRF") (Section 8; Section 13(2)(m))**

The DBRA has established a Local Brownfield Revolving Fund (LBRF). The LBRF will consist of all tax increment revenues authorized to be captured and deposited in the LBRF, as specified in Section 13(5) of Act 381, under this Plan and any other plan of the DBRA. It may also include funds appropriated or otherwise made available from public or private sources.

The amount of tax increment revenue authorized for capture and deposit in the LBRF is estimated at \$0. All funds, if any, deposited in the LBRF shall be used in accordance with Section 8 of Act 381.

**J. Brownfield Redevelopment Fund (Section 8a; Section 13(2)(m))**

The DBRA shall pay to the Department of Treasury at least once annually an amount equal to 50% of the taxes levied under the state education tax, 1993 PA 331, MCL 211.901 to 211.906, that are captured under this Plan for up to the first twenty-five (25) years of the duration of capture of tax increment revenues for each eligible property included in this Plan. If the DBRA pays an amount equal to 50% of the taxes levied under the state education tax, 1993 PA 331, MCL 211.901 to 211.906, on a parcel of eligible property to the Department of Treasury under Section 13b(14) of Act 381, the percentage of local taxes levied on that parcel and used to reimburse eligible activities for the Project under this Plan shall not exceed the percentage of local taxes levied on that parcel that would have been used to reimburse eligible activities for the Project under this Plan if the 50% of the taxes

levied under the state education tax, 1993 PA 331, MCL 211.901 to 211.906, on that parcel were not paid to the Department of Treasury under Section 13b(14) of Act 381.

**K. Developer's Obligations, Representations and Warrants (Section 13(2)(m))**

The Developer shall comply with all applicable laws, ordinances, executive orders, or other regulations imposed by the City or any other properly constituted governmental authority with respect to the Property and shall use the Property in accordance with this Plan.

The Developer, at its sole cost and expense, shall be solely responsible for and shall fully comply with all applicable federal, state, and local relocation requirements in implementing this Plan.

The Developer represents and warrants that a Phase I ESA, and if appropriate, a Phase II ESA, baseline environmental assessment, and due care plan, pursuant to Part 201 of Michigan's Natural Resources and Environmental Protection Act (MCL 324.20101 *et seq.*), has been performed or will be performed on the Property. Attached hereto as Attachment G is the City of Detroit's Department of Buildings, Safety Engineering and Environmental acknowledgement of its receipt of the Phase I ESA.

The Developer further represents and warrants that the Project does not and will not include a City of Detroit Land Bank Authority, Wayne County Land Bank Authority or State of Michigan Land Bank financing component.

Except as otherwise agreed to by the DBRA, any breach of a representation or warranty contained in this Plan shall render the Plan invalid, subject to the Developer's reasonable opportunity to cure as described in the Reimbursement Agreement.

### **III. ATTACHMENTS**

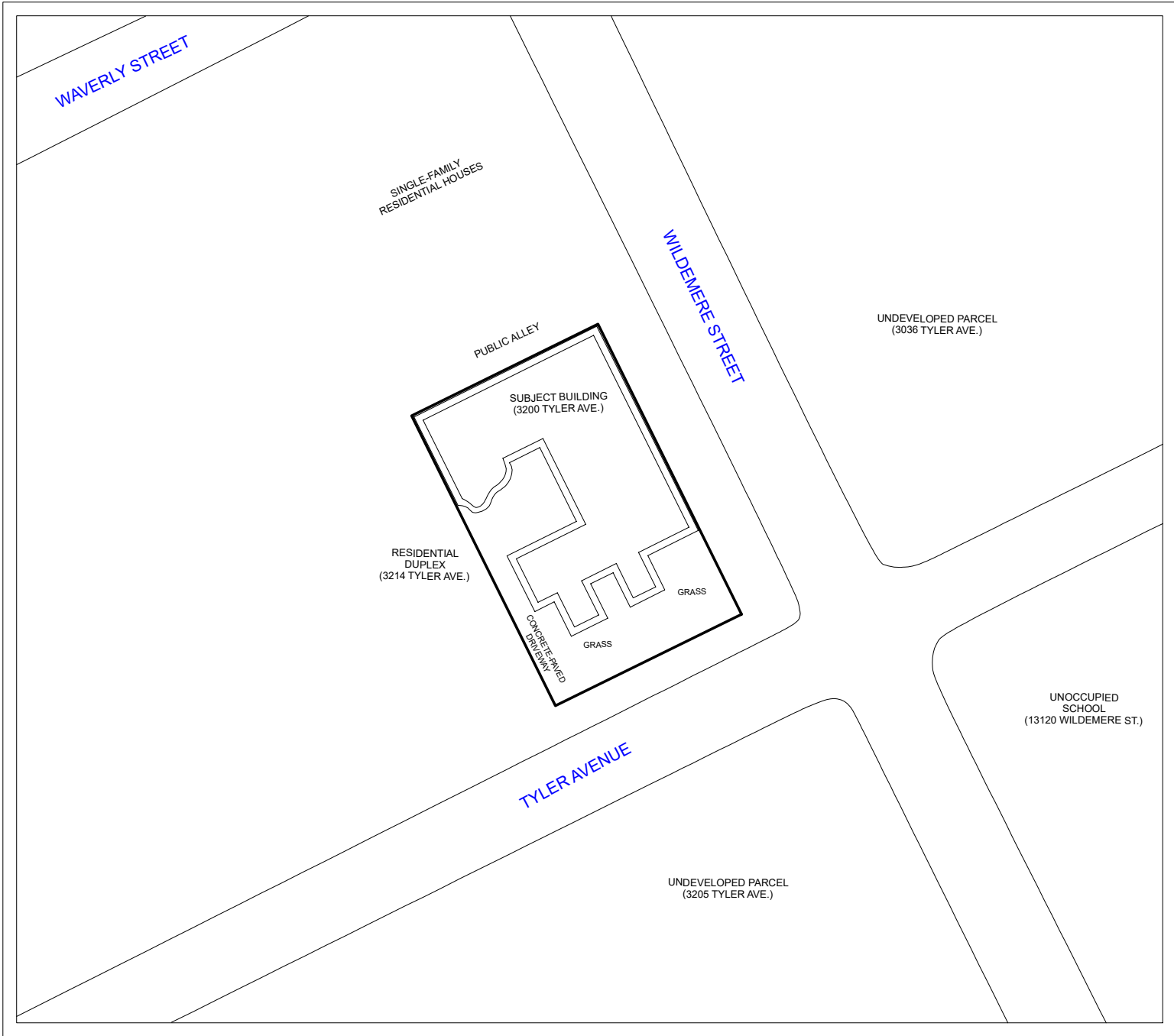
**ATTACHMENT A**

**Site Map**



**Figure 1**  
**Site Location Map**

 <p>APPLIED ENVIRONMENTAL</p> <p>1210 North Maple Rd. Ann Arbor, MI 48103 (734) 975-1970</p>	<p><b>Unoccupied Multi-Family Apartment Building</b> <b>3200 Tyler Avenue</b> <b>Detroit, Michigan</b></p> <p><b>AE Project No. 22-4803PI</b></p>	 <p><b>North</b> <b>Scale: Unknown</b></p> <p><b>Source: Bing</b> <b>Maps</b></p>
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**NORTH**  
Not to Scale

**Legend**

— Approximate Subject Property Border

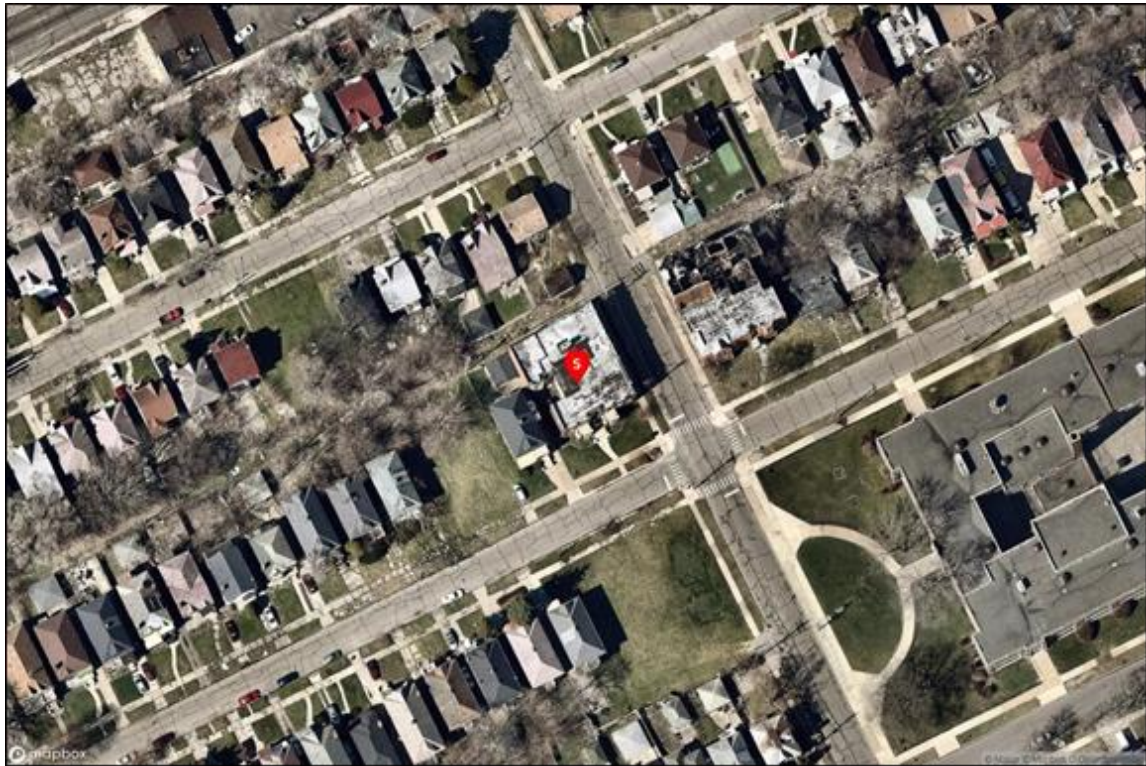
**FIGURE 2**  
**SITE DIAGRAM**  
**8/22/2022**

**UNOCCUPIED MULTI-FAMILY**  
**APARTMENT BUILDING**  
**3200 TYLER AVENUE**  
**DETROIT, MICHIGAN**

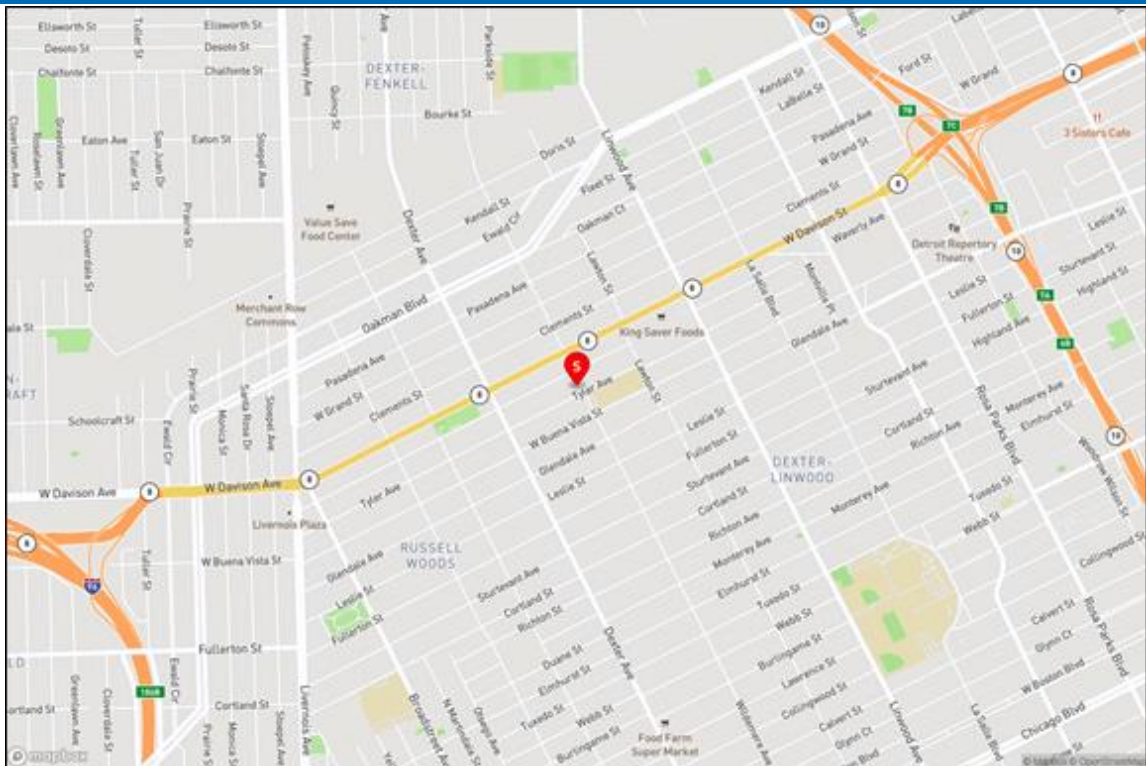


*Applied Environmental*  
1210 North Maple Road  
Ann Arbor, Michigan 48103  
(734) 975-1970





Aerial Photo



Location Map



Exterior



Wildemere St. facing north



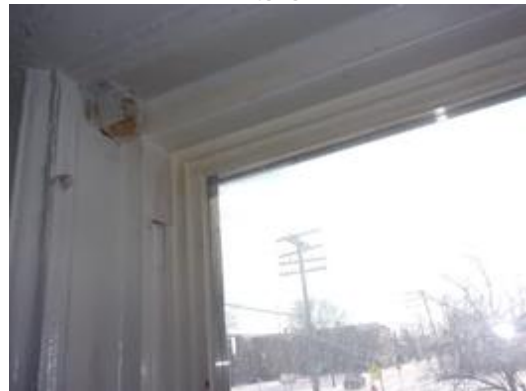
Tyler Street facing west



Exterior



Exterior



Window





Unit



Hallway



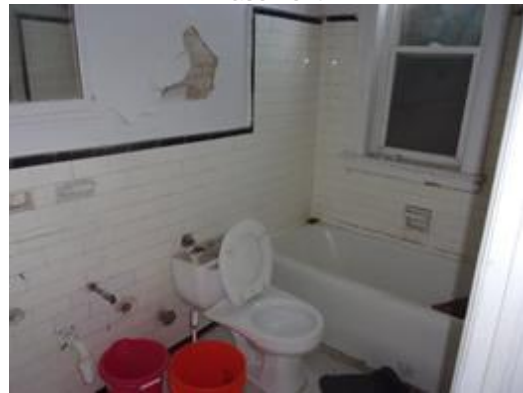
Stairs



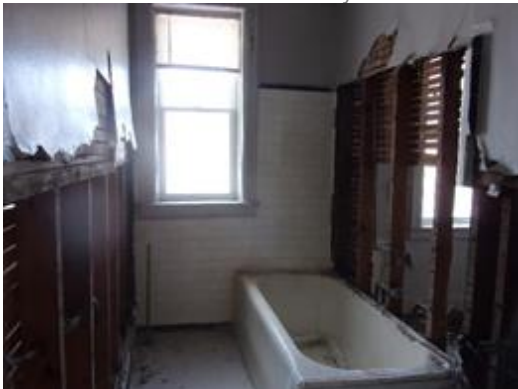
Basement



Common hallway



Unit interior



Unit interior



Window



Unit interior



Bathroom



Unit interior



Unit interior



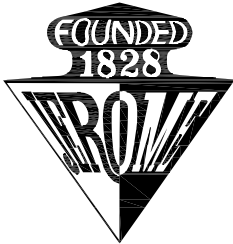
Hallway



Unit interior

**ATTACHMENT B**

**Legal Descriptions of Eligible Property to which the Plan Applies**

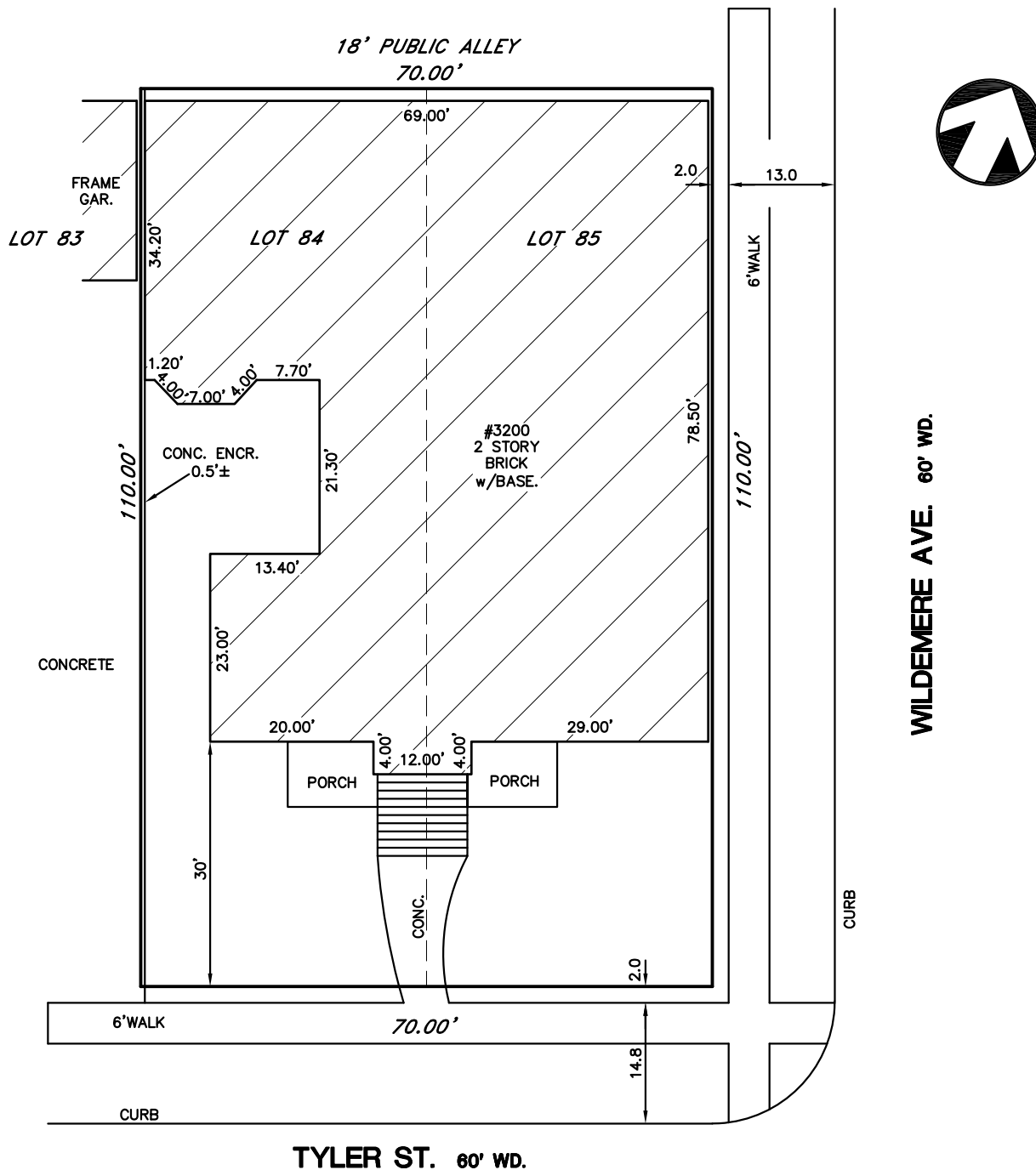


MORTGAGE REPORT for:

HORIZON BANK

CONSULTING MUNICIPAL & CIVIL ENGINEERS • SURVEYORS • 28304 HAYES • ROSEVILLE, MI 48066 • (586)774-3000  
 LEGAL DESCRIPTION OF PROPERTY (AS FURNISHED BY CLIENT)

Lots 84 and 85, WARK-GILBERT CO'S SECURITY SUBDIVISION, of part of 1/2 Section 13, 10,000 Acre Tract, City of Detroit, Wayne County, Michigan. Recorded in Liber 38 of Plats, Page 60 of Wayne County Records.



CERTIFICATE: We hereby certify to: HORIZON BANK  
 that we have inspected the above-described property in accordance with the description furnished and confirmed to be correct by mortgagee or mortgagee's title company for the purpose of a new mortgage loan to be made by MARIGOLD HOUSES, LLC

mortgagor, and that the buildings located thereon do not encroach on the adjoining property, nor do the buildings on the adjoining property encroach upon the property heretofore described, except as shown. The location of fences, driveways, other buildings, and non-permanent structures shown are only approximate. Any easements shown are either recorded in the subdivision plat or appear in the instrument referenced in the title policy, if both have been furnished to us. This report does not locate or identify the existence or absence of utilities entering into or crossing above or below the property. This report is to be used for mortgage purposes only and not for the purpose of establishing property lines, nor for construction purposes. No property lines were established and no property corners were set. This is not an ALTA type survey. This cannot be used for future refinance purposes or transferred to any future property owners.

REVISED \_\_\_\_\_  
 DRAWN BY TMM  
 SCALE 1"=20'

*George Jerome*  
 GEORGE G. JEROME  
 PROFESSIONAL LAND SURVEYOR  
 NO. 19837

DATED 02-21-2022  
 JOB NO. 248420

**3200 TYLER 48238** (Property Address)

Parcel Number: 12004342.



Item 1 of 3

[2 Images / 1 Sketch](#)**Property Owner: MARIGOLD HOUSES LLC****Summary Information**

- > Commercial/Industrial Building Summary
  - Yr Built: 1928
  - # of Buildings: 1
  - Total Sq.Ft.: 9,488
- > Assessed Value: \$150,400 | Taxable Value: \$35,520
- > Property Tax information found

**Owner and Taxpayer Information**

<b>Owner</b>	MARIGOLD HOUSES LLC 10705 LAUREL VISTA WAY TAMPA, FL 33647	<b>Taxpayer</b>	SEE OWNER INFORMATION
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**General Information for Tax Year 2022**

<b>Property Class</b>	201 COMMERCIAL-IMPROVED	<b>Unit</b>	01 CITY OF DETROIT
<b>School District</b>	DETROIT CITY SCHOOL DISTRICT	<b>Assessed Value</b>	\$150,400
<b>WARD#</b>	12	<b>Taxable Value</b>	\$35,520
<b>COUNCIL#</b>	2	<b>State Equalized Value</b>	\$150,400
<b>PP CODE#</b>		<b>Date of Last Name Change</b>	03/25/2022
<b>RELATED #</b>		<b>Notes</b>	
<b>Historical District</b>		<b>Census Block Group</b>	
<b>HOPE#</b>		<b>Exemption</b>	

**Principal Residence Exemption Information****Homestead Date**

Principal Residence Exemption	June 1st	Final
2023	0.0000 %	-
2022	0.0000 %	0.0000 %

**Land Information**

<b>Zoning Code</b>	R2	<b>Total Acres</b>	0.177
<b>Land Value</b>	\$6,600	<b>Land Improvements</b>	\$0
<b>Renaissance Zone</b>	No	<b>Renaissance Zone Expiration Date</b>	
<b>ECF Neighborhood</b>		<b>Mortgage Code</b>	
<b>Lot Dimensions/Comments</b>		<b>Neighborhood Enterprise Zone</b>	No

Lot(s)	Frontage	Depth
Lot 1	70.00 ft	110.00 ft
<b>Total Frontage: 70.00 ft</b>		<b>Average Depth: 110.00 ft</b>

**Legal Description**

N TYLER 84-85 WARK-GILBERT COS SECURITY SUB L38 P60 PLATS, W C R 12/273 70 X 110

**Sale History**

Sale Date	Sale Price	Instrument	Grantor	Grantee	Terms of Sale	Liber/Page
03/18/2022	\$225,000.00	WD	DOLLARS 4 DEEDS	MARIGOLD HOUSES LLC	03-ARM'S LENGTH	2022115350
09/07/2018	\$103,000.00	WD	NUVIEW IRA,MACK MAJOR 1613593, ,	ICONOCLAST HOLDINGS LLC	21-NOT USED/OTHER	2018272526

06/05/2018	\$50,000.00	WD	HARVEY, TERRY	AMERICAN STRATEGIC INVESTMENTS LLC	21-NOT USED/OTHER	2018203306
06/05/2018	\$75,000.00	WD	AMERICAN STRATEGIC INVESTMEN et al	NUVIEW IRA,MAJRO, ,MACK	21-NOT USED/OTHER	2018339031
02/21/2013	\$65,000.00	PTA	HOLMES, REGINE E & JOHNSON, LEON	FILICE, ALBERT J & FELICE, NUBIA	21-NOT USED/OTHER	
04/01/1995	\$60,000.00	WD			21-NOT USED/OTHER	28012:05730

### Building Information - 9488 sq ft Multiple Residences (Commercial)

<b>Floor Area</b>	9,488 sq ft	<b>Estimated TCV</b>	
<b>Occupancy</b>	Multiple Residences	<b>Class</b>	C
<b>Stories Above Ground</b>		<b>Average Story Height</b>	
<b>Basement Wall Height</b>		<b>Identical Units</b>	
<b>Year Built</b>	1928	<b>Year Remodeled</b>	
<b>Percent Complete</b>	100%	<b>Heat</b>	Complete H.V.A.C.
<b>Physical Percent Good</b>	42%	<b>Functional Percent Good</b>	100%
<b>Economic Percent Good</b>	100%	<b>Effective Age</b>	53 yrs

**\*\*Disclaimer:** BS&A Software provides BS&A Online as a way for municipalities to display information online and is not responsible for the content or accuracy of the data herein. This data is provided for reference only and WITHOUT WARRANTY of any kind, expressed or inferred. Please contact your local municipality if you believe there are errors in the data.



**ATTACHMENT C**

**Project Description**

## PROJECT SUMMARY

<b>Project Name:</b>	<b>3200 Tyler Avenue Redevelopment Project</b>
<b>Project Location:</b>	The Eligible Property is located at 3200 Tyler Avenue in the Dexter-Linwood neighborhood-West Design Region, but is one block east outside of the Russell Woods/Narden Park Neighborhood in Detroit, Wayne County, MI
<b>Type of Eligible Property:</b>	Functionally Obsolete
<b>Total Project Investment:</b>	~\$1,645,000 including land acquisition
<b>Eligible Activities:</b>	Phase I Environmental Site Assessment (ESAs), Hazardous Building Material Survey, Asbestos and Lead Abatement, Demolition, Site Preparation, Infrastructure Improvements, Brownfield Plan and Act 381 Work Plans.
<b>Reimbursable Costs:</b>	\$476,698 (Estimated Eligible Activities, contingency, interest) \$93,235 (Estimated BRA Administrative Fees) \$24,037 (Estimated State Revolving Loan Fund) <u>\$0</u> (Estimated LSRRF to BRA) * can be modified to add 5 years of capture following the reimbursement of Eligible Activities provided that the 35 years is not exceeded in the Brownfield Plan
<b>Total:</b>	<b>\$593,970.00</b>
<b>Years to Complete Payback:</b>	30 Years
<b>Base TV/New ITV Estimate:</b>	\$35,520/\$260,533
<b>Job Creation:</b>	There will be 77 temporary construction jobs created as a result of this development and at least 2 FTE property management and maintenance jobs created.
<b>Project Timeline:</b>	Following approval of the supporting incentives that are anticipated to include an OPRA tax abatement and Brownfield TIF for the project it is expected that the eligible activities will begin in the Summer of 2023 with a completion date of Fall 2024.
<b>Project Overview:</b>	The Property is located one block east of the Russell Woods/Narden Park Neighborhood. The subject property is 0.177 acres of land that includes one 9,488-square-foot 15-unit, multi-family apartment building. The Property is zoned R2 – Two-family residential district and is located in an area of Detroit that is characterized by residential properties to the north, south, and east.

The building identified as the Webster Arms Apartment was constructed in 1928 and consists of a two-story multi-family residential building with a basement. property is improved with landscaping in the southern portion and a concrete-paved driveway along the southwestern portion from Tyler Avenue. It appears to have been occupied between 1928-2000.

This building, while on the smaller side from other projects typically incented in the City of Detroit, is a gorgeous building, with great bones, but has been abandoned for at least the last 22 years and has fallen into disrepair. The plan is to fully renovate the 15-unit building and complete all of the necessary environmental remediation prior to the rehab of the building. The building renovation plans and approach for the development include:

1. Renovation of this abandoned multifamily apartment building will upgrade the property and building so that the neighborhood can continue to prosper economically allowing for equity in the rental market for Detroit residents, and pride in the neighborhoods.
2. Rents meet 55-60% of AMI, and we welcome guaranteeing affordable units as part of the OPRA process. Our model is to provide a safe, energy efficient, economically viable product to the residents in the City of Detroit, who can afford to live and work in the City.
3. Remove all hazardous materials (asbestos and lead based paint), functionally obsolete HVAC, plumbing and electrical systems, prior to renovation of the building.
4. In addition, the current configuration of apartments will be gutted down to studs, and rehab the building into a modern apartment building with retained elements of the original charm that residents can be proud to live in.
5. The building will be converted into a 100% electric Green building, with the goal of providing green heat pump heating and cooling in every unit (4 times more efficient than older electric heating, and the exact technology experts say we need to use to meet our climate goals).
6. The model and goal for this development and other future developments is to include other green assets (such as sustainable stormwater management practices), as well to reduce the current impact of stormwater to the public utilities by disconnecting the current roof drains from the public storm/sewer and creating bioswales and other green storm water mitigation practices on the property. This will add sustainable design and environmental elements not seen in a typical neighborhood rehab.
7. The development teams' goal is to use this project as a model project to continue renovation and retrofitting buildings in the neighborhoods and bring them back to life by adding sustainable design elements. Other development team projects in this area of Detroit to date have been smaller, but I've got a great team, and we're confident in this project and the vision for it.

**ATTACHMENT D**

**Supportive Letters**



**PLANNING AND  
DEVELOPMENT DEPARTMENT**

Coleman A. Young Municipal Center  
2 Woodward Avenue, Suite 808  
Detroit, Michigan 48226

Phone 313•224•1339  
www.detroitmi.gov

March 1, 2023

Ms. Jennifer Kanalos  
Authorized Agent  
Detroit Brownfield Redevelopment Authority  
500 Griswold, Suite 2200  
Detroit, Michigan 48226

**RE: 3200 Tyler Brownfield Redevelopment Plan**

Dear Ms. Kanalos,

The Detroit Brownfield Redevelopment Authority (DBRA) has asked that the Planning and Development Department to review and comment on the 3200 Tyler Brownfield Redevelopment Plan (the "Plan").

Marigold Houses, LLC is the project developer ("Developer"). The property in the Plan is located on a single parcel in the Dexter-Linwood neighborhood bounded by Wildemere Street on the east, Tyler Street on the south, the home at 3214 Tyler on the west, and the alleyway between Waverly Street and Wildemere Street on the north.

The Plan consists of the renovation of the existing 2-story apartment building at 3200 Tyler which was constructed in approximately 1928. The exterior will be repaired and rehabilitated in a way that respects the design details of the all-brick façade as well as the noteworthy porches of the building. The interior of the building will also be renovated in a way that respects the craftsmanship of the existing building, while also modernizing the interior layouts, mechanical systems, and finishes into 15 studio and one-bedroom rental apartments. Extensive green features, including a green stormwater system as well as insulation and weather sealing that greatly exceed current building codes, will be incorporated into the renovation of the building.

The development will reactivate and fully renovate a notable vacant apartment in the Dexter-Linwood neighborhood. Total investment is estimated at \$1.9 million.

The review for this Brownfield Plan is complete and all comments have been forwarded to the developer. No adverse comments were received. The Planning and Development Department recommends approval of the brownfield plan as submitted.

Sincerely,

Russell Baltimore  
Assistant Design Director  
Planning and Development Department

c: B. Vosburg  
C. Capler



OFFICE OF THE CHIEF FINANCIAL OFFICER  
**Office of the Assessor**

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Coleman A. Young Municipal Center Phone 313•224•3011  
2 Woodward Avenue, Suite 824 Fax 313•224•9400  
Detroit, Michigan 48226 www.detroitmi.gov

February 1, 2023

Ms. Jennifer Kanalos  
Authorized Agent  
City of Detroit Brownfield Redevelopment Authority  
500 Griswold Street, 22<sup>nd</sup> Floor  
Detroit, Michigan 48226

RE: **3200 Tyler – Webster Arms Apartments**  
**Parcel 12004342.**

Dear Ms. Kanalos:

The Office of The Chief Financial Officer, Office of the Assessor, has reviewed the proposed project for the property located at 3200 Tyler, Detroit, Michigan (the "Property") in anticipation of the Property being included in a future brownfield plan.

The Brownfield Redevelopment Financing Act ("Act 381") requires that a Level III or IV Assessor make a finding that the Property is "functionally obsolete", as defined by Act 381, and provide the underlying basis for that opinion.

Section 2(s) of Act 381 defines "functionally obsolete" as property that is "unable to be used to adequately perform the function for which it was intended due to a substantial loss in value resulting from factors such as overcapacity, changes in technology, deficiencies or superadequacies in design, or other similar factors that affect the property itself or the property's relationship with other surrounding property." MCL 125.2652(s).

The Assessors Manual defines functional obsolescence as "a loss in value occurring in a structure caused by changes in design, overcapacity, or inadequacy." Michigan Assessors Manual, Vol. I Glossary, p. 239. The Office of the Assessor has reviewed the Property and has found that it fits within the definition of functional obsolescence as the building's deterioration has left it dangerous and unable to be used to adequately perform the function for which it was intended due to a substantial loss in value. The current configurations do not meet market demand for the original commercial purpose of the building. Mechanical and electrical systems must be replaced, life safety systems (smoke detectors, fire alarm systems, exit signs and fire sprinklers) must be installed, interior finishes have been stripped, a new security system must be installed and the windows, flooring, and roof must be substantially repaired or replaced.

The Office of the Assessor finds the Property to be functionally obsolete within the definition of the Assessors Manual and the Brownfield Redevelopment Financing Act.

Sincerely,

Charles Ericson, MMAO (IV)  
Assessor

Anthony Littleton  
True Rock Church  
3039 W Davison St  
Detroit, MI 48238

Detroit Brownfield Redevelopment Authority  
500 Griswold St., Ste. 200  
Detroit, MI 48226

Dear Detroit Brownfield Redevelopment Authority,

On behalf of True Rock Church, I, Anthony Littleton would like to express our full support for Marigold Houses plan to bring 3200 Tyler St back to life. This apartment building is only a few hundred feet from our church, and has been vacant for far too long. The boarded-up windows are a blight on the neighborhood, and the alley behind the building has been gathering trash. We are happy to see someone with a plan to make this building an anchor of the neighborhood instead of an eyesore.

We need responsible and sustainable development, and I trust the Hines brothers and Marigold Houses can bring that to Dexter-Linwood by restoring a building that has existed here for a hundred years.

It's great to see investment happening in the our neighborhood, and long overdue. I and my congregation look forward to the completion of the project, and welcoming our new neighbors.

Sincerely,

A handwritten signature in black ink that reads "Anthony Littleton". The signature is written in a cursive, flowing style with a large initial "A" and "L".

Anthony Littleton

Mohamed ali  
Tires Express  
3201 W Davison St.  
Detroit, MI 48238

Detroit Brownfield Redevelopment Authority  
500 Griswold St., Ste. 200  
Detroit, MI 48226

Dear Detroit Brownfield Redevelopment Authority,

On behalf of Tires Express I, Mohamed Ali would like to express our full support for Marigold Houses redevelopment plan for 3200 Tyler St. We believe this redevelopment will add significant value to the neighborhood by returning a blighted building to a functional anchor of the neighborhood. It will provide quality housing and additional foot traffic and patronage for local businesses.

Furthermore, we believe the Hines brothers and Marigold Houses, LLC are the right team to invest in the neighborhood. They have a proven track record in our neighborhood, and I trust them to do right by our trust in them.

We need responsible and sustainable development, and I trust the Hines brothers and Marigold Houses can bring that to Dexter-Linwood by restoring a building that has existed here for a hundred years.

As a local business, I look forward to this project contributing to the character and vibrancy of our neighborhood.

Sincerely,

A handwritten signature in black ink, appearing to read 'Mohamed Ali', written in a cursive style.

Mohamed Ali



John Craft  
Davison Appliances  
3275 W Davison St  
Detroit, MI 48238

Detroit Brownfield Redevelopment Authority  
500 Griswold St., Ste. 200  
Detroit, MI 48226

Dear Detroit Brownfield Redevelopment Authority,

On behalf of Davison Appliances, I, John Craft, would like to express our full support for Marigold Houses proposed redevelopment of 3200 Tyler St. I've been seeing that building from across my parking lot as long as I have been in business, and it's been a shame to see such a fine building boarded up and fading away.

Our area doesn't get enough investment, and I think bringing that building back to life could be of great benefit for the neighborhood and the local businesses.

I've worked with the Hines brothers for years with their other properties, and know them to be trustworthy people. They've always treated me fairly, and from everything I've seen, treated their tenants fairly as well. I think they are a great choice to bring more housing to the neighborhood.

Sincerely,

A large, stylized handwritten signature in black ink, appearing to read 'John Craft', with a long horizontal flourish extending to the right.

John Craft

**ATTACHMENT E**

**Estimated Cost of Eligible Activities Table**

Table 1 - Brownfield Eligible Activities -3200 Tyler			
EGLE Department Specific Eligible Activity	Estimated Total Cost of Eligible Activities approved under Brownfield Plan	Completion/Season/Year	
<b>Pre- Approved Exempt Activities</b>		Summer 2022	
Phase I Environmental Site Assessment (ESA)	\$ 2,500.00		
<b>Total - BEA Activities *no contingency already completed</b>	<b>\$ 2,500.00</b>		
<b>MSF - Non- Environmental Eligible Activities</b>			
<b>Demolition and Hazardous Building Material Abatement</b>			
<b>Building Demolition (interior, partial building)</b>			
Deconstruction or select demolition of building elements for rehab, interal removal of all building walls, HVAC, plumbing, electrical, roof	\$ 55,000.00	Summer 2023	
Proper Disposal of building content solid waste	\$ 2,200.00		
<b>Site Demolition</b>			
Abandoned utilities, alley, abandoned foundations, curbs and gutters, sidewalks	\$ 15,000.00		
Demolition - Project Management and Oversight	\$ 2,500.00		
<b>Lead &amp; Asbestos Surveys and Abatement</b>			
Hazardous Building Material Survey - Exempt Activity	\$ 8,755.00		
Abatement of ACM, LBP, Mold and Universal Waste Disposal (AST)	\$ 65,000.00		
Dewatering during basement mold abatement and foundation improvements	\$ 1,600.00		
Project Management	\$ 10,000.00		
<b>Total - Demolition and Abatement Activities as allowable under Act 381</b>	<b>\$ 160,055.00</b>		
<b>Site Preparation</b>			
Clearing and Grubbing	\$ 1,500.00		
<i>Solid waste disposal - used tires, old appliances and furniture, used car batteries</i>	\$ 3,860.00		
Relocation of Electrical Utility - private in certain cases	\$ 25,000.00		
Temporary Utilities	\$ 3,000.00		
<b>Total - Site Preparation</b>	<b>\$ 33,360.00</b>		
<b>Infrastructure Improvements</b>			
Landscape in ROW	\$ 10,000.00		
Public Ally- utilities - DTE Utility Work, if applicable	\$ 10,000.00		
Sidewalk/Alley & Pavers in ROW	\$ 5,000.00		
Streetscape / Landcapting / Lighting in ROW	\$ 5,000.00		
<b>Urban Stormwater Management System</b>	\$ 111,757.00		
Infrastructure Improvements - Project Management -	\$ 25,000.00		
<b>Total Infrastructure</b>	<b>\$ 166,757.00</b>		
<b>Contingency 15% on all MSF Non-Environmental Activities</b>	<b>\$ 54,026</b>		
<b>Brownfield Plan &amp; Act 381 Work Plan Preparation</b>			
Brownfield Plan/Act 381 Work Plan Preparation / Project Management	\$ 30,000.00		
Act 381 Work Plan Implemenation / Reimbursement Agreement and associated Project Management and Legal review	\$ 30,000.00		
<b>Sub-Total Brownfield Plan &amp; Act 381 Work Plan Preparation</b>	<b>\$ 60,000.00</b>		
<b>State Revolving Loan Fund</b>	<b>\$ 24,037.00</b>		
<b>DBRA Administrative Costs</b>	<b>\$ 93,235.00</b>		
<b>DBRA LBRF</b>	<b>\$ -</b>		
<b>Developer Reimbursement of Total EGLE Exempt Environmental Activities</b>	<b>\$ 2,500.00</b>		
<b>Developer Reimbursement of Total MSF Non-Environmental Activities</b>	<b>\$ 474,198</b>		
<b>Developer Total Estimated Brownfield Activities</b>	<b>\$ 476,698</b>		
<b>Total Estimated Brownfield Activities</b>	<b>\$ 593,970</b>		

**ATTACHMENT F**

**TIF Tables**

Tax Increment Revenue Capture Estimates

3200 Tyler Avenue

Detroit, Wayne County, Michigan

March 2023

Estimated Taxable Value (TV) Increase Rate 1.5%:

Parent Parcel LAND - Ad Valorem	Brownfield Plan Year	Calendar Year	0	0	1	2	3	4	5	6	7	8	9	10	11	12
			2022	2023-2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2035
	Base Year set in 2022	*Base Taxable Value	\$ 35,520	\$ 35,520	\$ 35,520	\$ 35,520	\$ 35,520	\$ 35,520	\$ 35,520	\$ 35,520	\$ 35,520	\$ 35,520	\$ 35,520	\$ 35,520	\$ 35,520	\$ 35,520
		Estimated New TV	\$ -		\$ 296,053	\$ 300,494	\$ 305,001	\$ 309,576	\$ 314,220	\$ 318,933	\$ 323,717	\$ 328,573	\$ 333,502	\$ 338,504	\$ 343,582	\$ 348,735
		Incremental Difference (New TV - Base TV)			\$ 260,533	\$ 264,974	\$ 269,481	\$ 274,056	\$ 278,700	\$ 283,413	\$ 288,197	\$ 293,053	\$ 297,982	\$ 302,984	\$ 308,062	\$ 313,215

<b>OPRA - 100% of Local only Taxes for 12 Years</b>					\$ 16,546	\$ 16,828	\$ 17,114	\$ 17,405	\$ 17,700	\$ 17,999	\$ 18,303	\$ 18,611	\$ 18,924	\$ 19,242	\$ 19,564	\$ 19,892
<b>Post Development Taxable Value</b>					\$ 296,053	\$ 300,494	\$ 305,001	\$ 309,576	\$ 314,220	\$ 318,933	\$ 323,717	\$ 328,573	\$ 333,502	\$ 338,504	\$ 343,582	\$ 348,735

School Capture *no capture	Millage Rate															
State Education Tax (SET)	6.0000	\$ -	\$ 1,563	\$ 1,590	\$ 1,617	\$ 1,644	\$ 1,672	\$ 1,700	\$ 1,729	\$ 1,758	\$ 1,788	\$ 1,818	\$ 1,848	\$ 1,879		
School Operating Tax	17.0430	\$ -	\$ 4,440	\$ 4,516	\$ 4,593	\$ 4,671	\$ 4,750	\$ 4,830	\$ 4,912	\$ 4,995	\$ 5,078	\$ 5,164	\$ 5,250	\$ 5,338		
<b>School Total</b>	<b>23.0430</b>		<b>\$ 6,003</b>	<b>\$ 6,106</b>	<b>\$ 6,210</b>	<b>\$ 6,315</b>	<b>\$ 6,422</b>	<b>\$ 6,531</b>	<b>\$ 6,641</b>	<b>\$ 6,753</b>	<b>\$ 6,866</b>	<b>\$ 6,982</b>	<b>\$ 7,099</b>	<b>\$ 7,217</b>		

Local Capture	Millage Rate															
Detroit City Operating	19.9520															
Library	4.6307															
Wayne County Operating (summer)	5.6099															
Wayne County Operating (winter)	0.9829															
Wayne County Jails	0.9358															
Wayne County Parks	0.2442															
HCMA	0.2070															
Wayne County RESA	0.0956															
Wayne County Special Ed	3.3443															
Wayne County RESA ENH	1.9876															
Wayne County Community College	3.2202															
<b>Local Total</b>	<b>41.2102</b>															

Non-Capturable Millages	Millage Rate															
City Debt	9.0000															
School Debt	13.0000															
DIA	0.1986															
Zoo	0.0992															
<b>Total Non-Capturable Taxes</b>	<b>22.1986</b>															

Total Millages	86.4518															
Total Brownfield Capturable Millages	0.00															

<b>Total Brownfield Capturable Millages with OPRA</b>					\$ 6,003	\$ 6,106	\$ 6,210	\$ 6,315	\$ 6,422	\$ 6,531	\$ 6,641	\$ 6,753	\$ 6,866	\$ 6,982	\$ 7,099	\$ 7,217
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Tax Increment Revenue Capture Estimates

3200 Tyler Avenue

Detroit, Wayne County, Michigan

March 2023

Estimated Taxable Value (TV) Increase Rate 1.5%:

Brownfield Plan Year		13	14	15	16	17	18	19	20	21	22	23	24	25	26
Calendar Year		2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049
Parent Parcel LAND - Ad Valorem	Base Year set in 2022 *Base Taxable Value	\$ 35,520	\$ 35,520	\$ 35,520	\$ 35,520	\$ 35,520	\$ 35,520	\$ 35,520	\$ 35,520	\$ 35,520	\$ 35,520	\$ 35,520	\$ 35,520	\$ 35,520	\$ 35,520
	Estimated New TV	\$ 353,966	\$ 359,276	\$ 364,665	\$ 370,135	\$ 375,687	\$ 381,322	\$ 387,042	\$ 392,848	\$ 398,740	\$ 404,722	\$ 410,792	\$ 416,954	\$ 423,209	\$ 429,557
	Incremental Difference (New TV - Base TV)	\$ 318,446	\$ 323,756	\$ 329,145	\$ 334,615	\$ 340,167	\$ 345,802	\$ 351,522	\$ 357,328	\$ 363,220	\$ 369,202	\$ 375,272	\$ 381,434	\$ 387,689	\$ 394,037

OPRA - 100% of Local only Taxes for

Post Development Taxable Value	\$ 353,966	\$ 359,276	\$ 364,665	\$ 370,135	\$ 375,687	\$ 381,322	\$ 387,042	\$ 392,848	\$ 398,740	\$ 404,722	\$ 410,792	\$ 416,954	\$ 423,209	\$ 429,557
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School Capture *no capture	Millage Rate																												
State Education Tax (SET)	6.0000	\$	1,911	\$	1,943	\$	1,975	\$	2,008	\$	2,041	\$	2,075	\$	2,109	\$	2,144	\$	2,179	\$	2,215	\$	2,252	\$	2,289	\$	2,326	\$	2,364
School Operating Tax	17.0430	\$	5,427	\$	5,518	\$	5,610	\$	5,703	\$	5,797	\$	5,894	\$	5,991	\$	6,090	\$	6,190	\$	6,292	\$	6,396	\$	6,501	\$	6,607	\$	6,716
<b>School Total</b>	<b>23.0430</b>	\$	<b>7,338</b>	\$	<b>7,460</b>	\$	<b>7,584</b>	\$	<b>7,711</b>	\$	<b>7,838</b>	\$	<b>7,968</b>	\$	<b>8,100</b>	\$	<b>8,234</b>	\$	<b>8,370</b>	\$	<b>8,508</b>	\$	<b>8,647</b>	\$	<b>8,789</b>	\$	<b>8,934</b>	\$	<b>9,080</b>

Local Capture	Millage Rate																												
Detroit City Operating	19.9520	\$	6,354	\$	6,460	\$	6,567	\$	6,676	\$	6,787	\$	6,899	\$	7,014	\$	7,129	\$	7,247	\$	7,366	\$	7,487	\$	7,610	\$	7,735	\$	7,862
Library	4.6307	\$	1,475	\$	1,499	\$	1,524	\$	1,550	\$	1,575	\$	1,601	\$	1,628	\$	1,655	\$	1,682	\$	1,710	\$	1,738	\$	1,766	\$	1,795	\$	1,825
Wayne County Operating (summer)	5.6099	\$	1,786	\$	1,816	\$	1,846	\$	1,877	\$	1,908	\$	1,940	\$	1,972	\$	2,005	\$	2,038	\$	2,071	\$	2,105	\$	2,140	\$	2,175	\$	2,211
Wayne County Operating (winter)	0.9829	\$	313	\$	318	\$	324	\$	329	\$	334	\$	340	\$	346	\$	351	\$	357	\$	363	\$	369	\$	375	\$	381	\$	387
Wayne County Jails	0.9358	\$	298	\$	303	\$	308	\$	313	\$	318	\$	324	\$	329	\$	334	\$	340	\$	345	\$	351	\$	357	\$	363	\$	369
Wayne County Parks	0.2442	\$	78	\$	79	\$	80	\$	82	\$	83	\$	84	\$	86	\$	87	\$	89	\$	90	\$	92	\$	93	\$	95	\$	96
HCMA	0.2070	\$	66	\$	67	\$	68	\$	69	\$	70	\$	72	\$	73	\$	74	\$	75	\$	76	\$	78	\$	79	\$	80	\$	82
Wayne County RESA	0.0956	\$	30	\$	31	\$	31	\$	32	\$	33	\$	33	\$	34	\$	34	\$	35	\$	35	\$	36	\$	36	\$	37	\$	38
Wayne County Special Ed	3.3443	\$	1,065	\$	1,083	\$	1,101	\$	1,119	\$	1,138	\$	1,156	\$	1,176	\$	1,195	\$	1,215	\$	1,235	\$	1,255	\$	1,276	\$	1,297	\$	1,318
Wayne County RESA ENH	1.9876	\$	633	\$	643	\$	654	\$	665	\$	676	\$	687	\$	699	\$	710	\$	722	\$	734	\$	746	\$	758	\$	771	\$	783
Wayne County Community College	3.2202	\$	1,025	\$	1,043	\$	1,060	\$	1,078	\$	1,095	\$	1,114	\$	1,132	\$	1,151	\$	1,170	\$	1,189	\$	1,208	\$	1,228	\$	1,248	\$	1,269
<b>Local Total</b>	<b>41.2102</b>	\$	<b>13,123</b>	\$	<b>13,342</b>	\$	<b>13,564</b>	\$	<b>13,790</b>	\$	<b>14,018</b>	\$	<b>14,251</b>	\$	<b>14,486</b>	\$	<b>14,726</b>	\$	<b>14,968</b>	\$	<b>15,215</b>	\$	<b>15,465</b>	\$	<b>15,719</b>	\$	<b>15,977</b>	\$	<b>16,238</b>

Non-Capturable Millages	Millage Rate																												
City Debt	9.0000	\$	2,866	\$	2,914	\$	2,962	\$	3,012	\$	3,062	\$	3,112	\$	3,164	\$	3,216	\$	3,269	\$	3,323	\$	3,377	\$	3,433	\$	3,489	\$	3,546
School Debt	13.0000	\$	4,140	\$	4,209	\$	4,279	\$	4,350	\$	4,422	\$	4,495	\$	4,570	\$	4,645	\$	4,722	\$	4,800	\$	4,879	\$	4,959	\$	5,040	\$	5,122
DIA	0.1986	\$	63	\$	64	\$	65	\$	66	\$	68	\$	69	\$	70	\$	71	\$	72	\$	73	\$	75	\$	76	\$	77	\$	78
Zoo	0.0992	\$	32	\$	32	\$	33	\$	33	\$	34	\$	34	\$	35	\$	35	\$	36	\$	37	\$	37	\$	38	\$	38	\$	39
<b>Total Non-Capturable Taxes</b>	<b>22.1986</b>	\$	<b>7,101</b>	\$	<b>7,219</b>	\$	<b>7,339</b>	\$	<b>7,461</b>	\$	<b>7,585</b>	\$	<b>7,711</b>	\$	<b>7,838</b>	\$	<b>7,968</b>	\$	<b>8,099</b>	\$	<b>8,232</b>	\$	<b>8,368</b>	\$	<b>8,505</b>	\$	<b>8,645</b>	\$	<b>8,786</b>

Total Millages	<b>86.4518</b>																												
Total Brownfield Capturable Millages	<b>0.00</b>	\$	<b>20,461</b>	\$	<b>20,802</b>	\$	<b>21,149</b>	\$	<b>21,500</b>	\$	<b>21,857</b>	\$	<b>22,219</b>	\$	<b>22,586</b>	\$	<b>22,959</b>	\$	<b>23,338</b>	\$	<b>23,722</b>	\$	<b>24,112</b>	\$	<b>24,508</b>	\$	<b>24,910</b>	\$	<b>25,318</b>

**Tax Increment Revenue Capture Estimates**

**3200 Tyler Avenue**

Detroit, Wayne County, Michigan

March 2023

Estimated Taxable Value (TV) Increase Rate 1.5%:

	Brownfield Plan Year	Calendar Year	27	28	29	30	TOTAL
			2050	2051	2052	2053	
Parent Parcel LAND - Ad Valorem	Base Year set in 2022	*Base Taxable Value	\$ 35,520	\$ 35,520	\$ 35,520	\$ 35,520	
		Estimated New TV	\$ 436,000	\$ 442,540	\$ 449,178	\$ 455,916	
		Incremental Difference (New TV - Base TV)	\$ 400,480	\$ 407,020	\$ 413,658	\$ 420,396	

<b>OPRA - 100% of Local only Taxes for</b>							
		Post Development Taxable Value	\$ 436,000	\$ 442,540	\$ 449,178	\$ 455,916	

School Capture *no capture	Millage Rate										
State Education Tax (SET)	6.0000	\$	2,403	\$	2,442	\$	2,482	\$	2,522	\$	60,287
School Operating Tax	17.0430	\$	6,825	\$	6,937	\$	7,050	\$	7,165	\$	171,245
<b>School Total</b>	<b>23.0430</b>	\$	<b>9,228</b>	\$	<b>9,379</b>	\$	<b>9,532</b>	\$	<b>9,687</b>	\$	<b>231,532</b>

Local Capture	Millage Rate										
Detroit City Operating	19.9520	\$	7,990	\$	8,121	\$	8,253	\$	8,388	\$	131,946
Library	4.6307	\$	1,855	\$	1,885	\$	1,916	\$	1,947	\$	30,624
Wayne County Operating (summer)	5.6099	\$	2,247	\$	2,283	\$	2,321	\$	2,358	\$	37,099
Wayne County Operating (winter)	0.9829	\$	394	\$	400	\$	407	\$	413	\$	6,500
Wayne County Jails	0.9358	\$	375	\$	381	\$	387	\$	393	\$	6,189
Wayne County Parks	0.2442	\$	98	\$	99	\$	101	\$	103	\$	1,615
HCMA	0.2070	\$	83	\$	84	\$	86	\$	87	\$	1,369
Wayne County RESA	0.0956	\$	38	\$	39	\$	40	\$	40	\$	632
Wayne County Special Ed	3.3443	\$	1,339	\$	1,361	\$	1,383	\$	1,406	\$	22,116
Wayne County RESA ENH	1.9876	\$	796	\$	809	\$	822	\$	836	\$	13,144
Wayne County Community College	3.2202	\$	1,290	\$	1,311	\$	1,332	\$	1,354	\$	21,296
<b>Local Total</b>	<b>41.2102</b>	\$	<b>16,504</b>	\$	<b>16,773</b>	\$	<b>17,047</b>	\$	<b>17,325</b>	\$	<b>272,531</b>

Non-Capturable Millages	Millage Rate										
City Debt	9.0000	\$	3,604	\$	3,663	\$	3,723	\$	3,784	\$	59,519
School Debt	13.0000	\$	5,206	\$	5,291	\$	5,378	\$	5,465	\$	85,971
DIA	0.1986	\$	80	\$	81	\$	82	\$	83	\$	1,313
Zoo	0.0992	\$	40	\$	40	\$	41	\$	42	\$	656
<b>Total Non-Capturable Taxes</b>	<b>22.1986</b>	\$	<b>8,930</b>	\$	<b>9,076</b>	\$	<b>9,224</b>	\$	<b>9,374</b>	\$	<b>147,460</b>

Total Millages	<b>86.4518</b>										
Total Brownfield Capturable Millages	<b>0.00</b>	\$	<b>25,732</b>	\$	<b>26,152</b>	\$	<b>26,579</b>	\$	<b>27,012</b>	\$	<b>645,606</b>



**Tax Incremental Revenue Reimbursement Allocation Table**  
**3200 Tyler Avenue**  
 Detroit, Wayne County, MI  
 March 2023

Developer Maximum Reimbursement	Proportionality	School & Local Taxes	Local-Only Taxes	Total
State	38.50%	\$ 161,047		\$ 161,047
Local	61.50%	\$ 257,301	\$ -	\$ 257,301
<b>TOTAL</b>				
MSF	99%	\$ 415,849		\$ 415,849
EGLE	1%	\$ 2,500	\$ -	\$ 2,500

Estimated  
**Total**  
 Years of Plan: **30 Years**

Developer Total Estimated Tax Reimbursement	\$ 418,349
BRA Admin Fee Tax Reimbursement	\$ 93,235
State Brownfield Redevelopment Fund Reimbursement	\$ 24,037
Local Brownfield Revolving Loan Fund	\$ -
<b>TOTAL</b>	<b>\$ 535,621</b>

	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15		
	2022	2023-2024	2025	2026	2027	2028	2029	2030	2031	2031	2032	2033	2034	2035	2036	2037	2038	
Total State Incremental Revenue	\$ -	\$ -	\$ 6,003	\$ 6,106	\$ 6,210	\$ 6,315	\$ 6,422	\$ 6,531	\$ 6,641	\$ 6,753	\$ 6,866	\$ 6,982	\$ 7,099	\$ 7,217	\$ 7,338	\$ 7,460	\$ 7,584	
State Brownfield Redevelopment Fund (50% of SET)	\$ -	\$ -	\$ 782	\$ 795	\$ 808	\$ 822	\$ 836	\$ 850	\$ 865	\$ 879	\$ 894	\$ 909	\$ 924	\$ 940	\$ 955	\$ 971	\$ 987	
State TIR Available for Reimbursement	\$ -	\$ -	\$ 5,222	\$ 5,311	\$ 5,401	\$ 5,493	\$ 5,586	\$ 5,680	\$ 5,776	\$ 5,874	\$ 5,972	\$ 6,073	\$ 6,174	\$ 6,278	\$ 6,383	\$ 6,489	\$ 6,597	
<b>Total Local Incremental Revenue - not capture during OPRA period, if approved</b>	\$ -	\$ -												\$ 13,123	\$ 13,342	\$ 13,564		
BRA Administrative Fee (15%)	\$ -	\$ -												\$ 2,926	\$ 2,975	\$ 3,024		
Local TIF basis for Admin Deferred fee	\$ -	\$ -	\$ 10,737	\$ 10,920	\$ 11,105	\$ 11,294	\$ 11,485	\$ 11,680	\$ 11,877	\$ 12,077	\$ 12,280	\$ 12,486	\$ 12,695	\$ 12,908	\$ 13,123	\$ 13,342	\$ 13,564	
BRA Administrative Fee (15%) deferred	\$ 31,557		\$ 2,394	\$ 2,435	\$ 2,476	\$ 2,518	\$ 2,561	\$ 2,604	\$ 2,648	\$ 2,693	\$ 2,738	\$ 2,784	\$ 2,830	\$ 2,878				
<b>Total State &amp; Local TIR Available</b>	\$ -	\$ -	\$ 5,222	\$ 5,311	\$ 5,401	\$ 5,493	\$ 5,586	\$ 5,680	\$ 5,776	\$ 5,874	\$ 5,972	\$ 6,073	\$ 6,174	\$ 6,278	\$ 6,383	\$ 6,489	\$ 6,597	
<b>DEVELOPER</b>	Beginning Balance																	
DEVELOPER Reimbursement Balance	\$ 418,349	\$ 418,349	\$ 418,349	\$ 413,127	\$ 407,816	\$ 402,415	\$ 396,922	\$ 391,336	\$ 385,655	\$ 379,879	\$ 374,005	\$ 368,033	\$ 361,960	\$ 355,786	\$ 349,508	\$ 332,928	\$ 316,072	\$ 298,935

EGLE -Preapproved-Environmental Costs	\$ 2,500			\$ 2,500														
State Tax Reimbursement				\$ -														
Local Tax Reimbursement																		
<b>Total EGLE Reimbursement Balance</b>				\$ -														
MSF Non-Environmental Costs	\$ 415,849			\$ 2,722	\$ 5,311	\$ 5,401	\$ 5,493	\$ 5,586	\$ 5,680	\$ 5,776	\$ 5,874	\$ 5,972	\$ 6,073	\$ 6,174	\$ 6,278	\$ 6,383	\$ 6,489	\$ 6,597
State Tax Reimbursement				\$ 2,722	\$ 5,311	\$ 5,401	\$ 5,493	\$ 5,586	\$ 5,680	\$ 5,776	\$ 5,874	\$ 5,972	\$ 6,073	\$ 6,174	\$ 6,278	\$ 6,383	\$ 6,489	\$ 6,597
Local Tax Reimbursement				\$ -												\$ 10,197	\$ 10,367	\$ 10,540
<b>Total MSF Reimbursement Balance</b>				\$ 413,127	\$ 407,816	\$ 402,415	\$ 396,922	\$ 391,336	\$ 385,655	\$ 379,879	\$ 374,005	\$ 368,033	\$ 361,960	\$ 355,786	\$ 349,508	\$ 332,928	\$ 316,072	\$ 298,935
<b>Total Annual Developer Reimbursement</b>	\$ 418,349			\$ 2,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,278	\$ 16,580	\$ 16,856	\$ 17,137

**LOCAL BROWNFIELD REVOLVING FUND**

<b>LBRF Deposits *</b>																	
State Tax Capture	\$ -																
Local Tax Capture	\$ -																
<b>Total LBRF Capture</b>	\$ -																

\* Up to five years of capture for LBRF Deposits after eligible activities are reimbursed. May be taken from EGLE & Local TIR only.



**Tax Incremental Revenue Reimbursement Allocation Table**  
**3200 Tyler Avenue**  
 Detroit, Wayne County, MI  
 March 2023

	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	TOTAL
	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	
Total State Incremental Revenue	\$ 7,711	\$ 7,838	\$ 7,968	\$ 8,100	\$ 8,234	\$ 8,370	\$ 8,508	\$ 8,647	\$ 8,789	\$ 8,934	\$ 9,080	\$ 9,228	\$ 9,379	\$ 9,532	\$ 9,687	\$ 231,532
State Brownfield Redevelopment Fund (50%)	\$ 1,004	\$ 1,021	\$ 1,037	\$ 1,055	\$ 1,072	\$ 1,090	\$ 1,108	\$ 1,126	\$ 1,144	\$ 1,163						\$ 24,037
State TIR Available for Reimbursement	\$ 6,707	\$ 6,818	\$ 6,931	\$ 7,046	\$ 7,162	\$ 7,280	\$ 7,400	\$ 7,522	\$ 7,645	\$ 7,770	\$ 9,080	\$ 9,228	\$ 9,379	\$ 9,532	\$ 9,687	\$ 207,496
<b>Total Local Incremental Revenue - not capture during OPRA period, if approved</b>	\$ 13,790	\$ 14,018	\$ 14,251	\$ 14,486	\$ 14,726	\$ 14,968	\$ 15,215	\$ 15,465	\$ 15,719	\$ 15,977	\$ 16,238	\$ 16,504	\$ 16,773	\$ 17,047	\$ 17,325	\$ 414,073
BRA Administrative Fee (15%)	\$ 3,074	\$ 3,125	\$ 3,177	\$ 3,230	\$ 3,283	\$ 3,337	\$ 3,392	\$ 3,448	\$ 3,505	\$ 3,562	\$ 3,798	\$ 3,860	\$ 3,923	\$ 3,987	\$ 4,052	\$ 61,678
Local TIF basis for Admin Deferred fee	\$ 10,715	\$ 10,893	\$ 11,073	\$ 11,257	\$ 11,442	\$ 11,631	\$ 11,823	\$ 12,017	\$ 12,214	\$ 12,415	\$ 12,441	\$ 12,644	\$ 12,851	\$ 13,060	\$ 13,273	\$ 352,396
BRA Administrative Fee (15%) deferred																
<b>Total State &amp; Local TIR Available</b>	\$ 17,422	\$ 17,711	\$ 18,004	\$ 18,302	\$ 18,604	\$ 18,911	\$ 19,223	\$ 19,539	\$ 19,859	\$ 20,185	\$ 21,520	\$ 21,872	\$ 22,229	\$ 22,592	\$ 22,960	\$ 418,349
<b>DEVELOPER</b>																
<b>DEVELOPER Reimbursement Balance</b>	\$ 281,513	\$ 263,802	\$ 245,798	\$ 227,495	\$ 208,891	\$ 189,980	\$ 170,757	\$ 151,219	\$ 131,359	\$ 111,174	\$ 89,654	\$ 67,782	\$ 45,552	\$ 22,960		\$ 418,349
<hr/>																
<b>EGLE -Preapproved-Environmental Costs</b>																
State Tax Reimbursement																\$ 2,500
Local Tax Reimbursement																\$ -
<b>Total EGLE Reimbursement Balance</b>																\$ -
<hr/>																
<b>MSF Non-Environmental Costs</b>																
State Tax Reimbursement	\$ 6,707	\$ 6,818	\$ 6,931	\$ 7,046	\$ 7,162	\$ 7,280	\$ 7,400	\$ 7,522	\$ 7,645	\$ 7,770	\$ 9,080	\$ 9,228	\$ 9,379	\$ 9,532	\$ 9,687	\$ 204,996
Local Tax Reimbursement	\$ 10,715	\$ 10,893	\$ 11,073	\$ 11,257	\$ 11,442	\$ 11,631	\$ 11,823	\$ 12,017	\$ 12,214	\$ 12,415	\$ 12,441	\$ 12,644	\$ 12,851	\$ 13,060	\$ 13,273	\$ 210,853
<b>Total MSF Reimbursement Balance</b>	\$ 281,513	\$ 263,802	\$ 245,798	\$ 227,495	\$ 208,891	\$ 189,980	\$ 170,757	\$ 151,219	\$ 131,359	\$ 111,174	\$ 89,654	\$ 67,782	\$ 45,552	\$ 22,960		\$ 418,349
<b>Total Annual Developer Reimbursement</b>	\$ 17,422	\$ 17,711	\$ 18,004	\$ 18,302	\$ 18,604	\$ 18,911	\$ 19,223	\$ 19,539	\$ 19,859	\$ 20,185	\$ 21,520	\$ 21,872	\$ 22,229	\$ 22,592	\$ 22,960	\$ 418,349
<hr/>																
<b>LOCAL BROWNFIELD REVOLVING FUND</b>																
<b>LBRF Deposits *</b>																
State Tax Capture																\$ -
Local Tax Capture																\$ -
<b>Total LBRF Capture</b>																\$ -

\* Up to five years of capture for LBRF Deprc

**ATTACHMENT G**  
**BSE&E Acknowledgement**



**BUILDINGS, SAFETY ENGINEERING  
AND ENVIRONMENTAL DEPARTMENT**

Coleman A. Young Municipal Center  
2 Woodward Avenue, Fourth Floor  
Detroit, Michigan 48226

Phone 313•224•2733 TTY:711  
Fax 313•224•1467  
[www.detroitmi.gov/BSEED](http://www.detroitmi.gov/BSEED)

December 16, 2022

Jennifer Kanalos  
Detroit Brownfield Redevelopment Authority (DBRA)  
500 Griswold, Suite 2200  
Detroit, Michigan 48226

**RE: DBRA Document Review and Invoice Notice**

Dear Ms. Kanalos:

Attached please find Exhibit B, approving the environmental document submitted to the Buildings, Safety Engineering, and Environmental Department for review of the 3200 Tyler development.

The review of the Phase I Environmental Site Assessment (ESA) dated 8/30/2022 was completed on December 16, 2022 and Invoice #5965086 in the amount of \$500.00 for these services is submitted to your office for payment. The Record Number is POS2022-00062. Please remit a check payable to the Treasurer, City of Detroit by the due date to complete this activity.

If you have any questions, please contact my office at (313) 628-2459.

Sincerely,

*Anita Harrington*

Anita Harrington

Enclosure

cc: Brian Vosburg  
Crystal Rogers

**Attachment B**

TO: THE DETROIT BROWNFIELD REDEVELOPMENT AUTHORITY

FROM: DETROIT, BUILDINGS, SAFETY ENGINEERING, AND ENVIRONMENTAL DEPARTMENT

PROJECT: 3200 Tyler

DATE: 12/16/2022

The undersigned, from the City of Detroit, Buildings, Safety Engineering, and Environmental Department acknowledges the receipt of the environmental documents listed below, which have been submitted by Jamieson Development Consulting on behalf of Marigold Houses, LLC, as developer, as part of its Brownfield Plan submittal to the Detroit Brownfield Redevelopment Authority (DBRA), for the 3200 Tyler Development project.

  1   Phase I Environmental Site Assessment, pursuant to USEPA's. All Appropriate Inquiry using American Society of Testing Materials (ASTM) Standard E 1527-13

       Phase II Environmental Site Assessment, pursuant to ASTM Standard 1903 (if appropriate)

       Baseline Environmental Assessment, pursuant to Part 201 of Michigan's Natural Resources and Environmental Protection Act, MCL 324.20101 *et seq.* (if appropriate).

       Due Care Plan, pursuant to Part 201 of Michigan's Natural Resources and Environmental Protection Act, MCL 324.20101 *et seq.* (if appropriate).

Based upon its review of the above environmental documents and the representations of the developer, the City of Detroit, Buildings, Safety Engineering, and Environmental Department agrees with the environmental consultant that the site is not considered a Part 201 "facility" because no recognized environmental concerns were identified. The documents received for this project satisfy the DBRA Guidelines.

City of Detroit, Buildings, Safety  
Engineering, and Environmental Department

By: \_\_\_\_\_  
Its: Environmental Specialist III

**ATTACHMENT K**

**Incentives Chart**

**INCENTIVE INFORMATION CHART: Union at Midtown, Phase II**

Project Type	Incentive Type	Investment Amount	District
Residential	OPRA & Brownfield Plan	\$1.645M	Council District 2

Construction				Post Construction			
Professional	Non-Professional	Skilled Labor	Non-Skilled Labor	Professional	Non-Professional	Skilled Labor	Non-Skilled Labor
6	4	36	31		2		

1. What is the plan for hiring Detroiters?

Primary objective is to qualify and hire Detroit based sub-contractors. Trades will be selected by location, and ability to complete the work, schedule and cost. Detroit workers/ trades will be given preferred status over other similar sub trades.

Marigold Houses, LLC is committed to hiring as many Detroit based subcontractors as possible, and will work with our construction manager/general contractors to prioritize this. Where possible, Detroit workers/trades will be given preferred status over other similar sub trades that are based outside the City. Post-construction, we will prioritize hiring Detroit based vendors to service the property.

2. Please give a detailed description of the jobs available as listed in the above chart, i.e: job type, job qualifications, etc.

**3200 Tyler Work Force**

**Construction Trades**

Demo and Abatement 8  
Foundations 2  
Flat concrete work 5  
Technical Infrastructure 2  
Rough Carpentry / Lumber 9  
Masonry 4  
Roofing 2  
Insulation 2  
Drywall 6  
HVAC 6  
Electrical 7  
Painting 4  
Finish carpentry 4  
Cleanup 3  
Low voltage 2  
Construction manager 1  
**Total Construction: 67**

Architecture 3  
Structural Engineers 1  
Mechanical Electrical, Plumbing Engineers 2  
Civil Engineers/ Surveyors 4  
**Professionals: 10**

**Operations**

Manager 1  
Sales & Support 2  
Maintenance staff 4  
**Total Operations: 7**

3. Will this development cause any relocation that will create new Detroit residents?

Yes, the project will include 18 residential units. We anticipate the product type will draw residents from surrounding cities and suburbs as well as provide housing for existing Detroit Residents.

4. Has the developer reached out to any community groups to discuss the project and/or any potential jobs?

Thus, far the developer has reached out to regulatory groups such as the DEGC, MEDC, the Department of Neighborhoods and the local councilmembers office. Additionally, the developer has reached out to various trades to discuss the project and looks forward to attending the Skilled Trades Task Force. It is anticipated that through the approval process on the incentives that the developer will reach out to all available community groups.

5. When is construction slated to begin?

3rd quarter 2023.

6. What is the expected completion date of construction?

The project is expected to be complete the 4<sup>th</sup> quarter of 2024.

\*Please contact Linda Wesley at (313) 628-2993 or [wesleyl@detroitmi.gov](mailto:wesleyl@detroitmi.gov) to schedule a date to attend the Skilled Trades Task Force.



**ATTACHMENT I**

**Letter of Functional Obsolescence**



OFFICE OF THE CHIEF FINANCIAL OFFICER  
**Office of the Assessor**

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Coleman A. Young Municipal Center Phone 313•224•3011  
2 Woodward Avenue, Suite 824 Fax 313•224•9400  
Detroit, Michigan 48226 www.detroitmi.gov

February 1, 2023

Ms. Jennifer Kanalos  
Authorized Agent  
City of Detroit Brownfield Redevelopment Authority  
500 Griswold Street, 22<sup>nd</sup> Floor  
Detroit, Michigan 48226

RE: **3200 Tyler – Webster Arms Apartments**  
**Parcel 12004342.**

Dear Ms. Kanalos:

The Office of The Chief Financial Officer, Office of the Assessor, has reviewed the proposed project for the property located at 3200 Tyler, Detroit, Michigan (the "Property") in anticipation of the Property being included in a future brownfield plan.

The Brownfield Redevelopment Financing Act ("Act 381") requires that a Level III or IV Assessor make a finding that the Property is "functionally obsolete", as defined by Act 381, and provide the underlying basis for that opinion.

Section 2(s) of Act 381 defines "functionally obsolete" as property that is "unable to be used to adequately perform the function for which it was intended due to a substantial loss in value resulting from factors such as overcapacity, changes in technology, deficiencies or superadequacies in design, or other similar factors that affect the property itself or the property's relationship with other surrounding property." MCL 125.2652(s).

The Assessors Manual defines functional obsolescence as "a loss in value occurring in a structure caused by changes in design, overcapacity, or inadequacy." Michigan Assessors Manual, Vol. I Glossary, p. 239. The Office of the Assessor has reviewed the Property and has found that it fits within the definition of functional obsolescence as the building's deterioration has left it dangerous and unable to be used to adequately perform the function for which it was intended due to a substantial loss in value. The current configurations do not meet market demand for the original commercial purpose of the building. Mechanical and electrical systems must be replaced, life safety systems (smoke detectors, fire alarm systems, exit signs and fire sprinklers) must be installed, interior finishes have been stripped, a new security system must be installed and the windows, flooring, and roof must be substantially repaired or replaced.

The Office of the Assessor finds the Property to be functionally obsolete within the definition of the Assessors Manual and the Brownfield Redevelopment Financing Act.

Sincerely,

Charles Ericson, MMAO (IV)  
Assessor